

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1203 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the Redeveloper or Developers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Community Affairs; and

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "elementary school, intermediate school, recreation building and playground" as the primary use for Parcel PB-4. The primary use for Parcel 16 was designated as "Residential upper floors, Commercial ground floor"; and

WHEREAS, the community has requested that the boundary of Parcel PB-4 be altered to allow for the development of Housing Parcels, and that Parcel 16 be designated as suitable for elementary school, intermediate school, recreation building and playground; and

WHEREAS, the Public Facilities Department of the City of Boston is agreeable to such modification;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602, Table A of the South End Urban Renewal Plan entitled "Land Use and Building Requirements" is hereby modified in the following manner:
2. That the permitted use for Parcel 16 shall be "Elementary School, Intermediate School, Recreation Building and Playground", said modification to be set forth in the Plan as follows:

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AUG 13 1970

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: MINOR MODIFICATION OF SOUTH END URBAN RENEWAL PLAN
SOUTH END URBAN RENEWAL AREA
MASS. R-56

1709
8/13

SUMMARY: This memo requests that the South End Urban Renewal Plan be modified by changing certain Land Use and Building Requirements of Section 602 of the Plan.

Section 1201 of the South End Urban Renewal Plan provides that modifications of the plan may be made by the Authority when such modifications are found to be, in the reasonable opinion of the Authority, minor and not substantial or material alterations of the Plan.

Section 602 of the South End Urban Renewal Plan entitled "Land Use and Building Requirements" provides that Parcel 16 is to be used for residential purposes, Parcel 15 is to be used for off-street parking, and Parcel PB4 is to be used for an Elementary, intermediate school, recreation building and playground.

In February of 1970 a meeting of South End and Lower Roxbury Area residents was held, at which time it was voted unanimously to request that the site of the proposed school be changed from Parcel PB-4 to Parcel 16. The major reason for this request was the strong feeling of the community that the existing housing complexes known as the Saranac building and New Castle Court should be retained rather than destroyed, as would be required were the school to be constructed on PB-4.

A study of the feasibility of rehabilitation of the building on PB-4 has been conducted and it has been determined that 216 units would be retained or added through rehabilitation.

In addition, a new Parcel No. 58 on Northampton Street would add 20 units of new construction, for a total of 236 units. This compares with a total of 225 units proposed for Parcel 16, resulting in an increase of 11 units.

Another objection to the present land use by residents was that the William E. Carter Playground would no longer be available for general public use, but would be used as a playground for the school. Under the proposed modification of the Urban Renewal Plan, there is sufficient space on Parcel 16 for a play area and the William E. Carter Playground is retained for public use.

The Public Facilities Department is in favor of the proposed modification of the Plan and is proposing to construct the new school in conformity with the proposed modification.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by changing the use of Parcels PB-4, 15 and 16, and by adding Parcels 57, 59, P-22 and 58.

An appropriate Resolution is attached.

Attachment

<u>Parcel</u>	<u>Permitted Use</u>	<u>Minimum Setback</u>	<u>Height Min/Max</u>
16	Elementary School Intermediate School Recreation Building and Playground	AA	AA
<u>Max. Net Density</u>	<u>Minimum Parking Ratio</u>	<u>Planning & Design Requirement</u>	
NA	Z	B, D, GG	

3. That the permitted use of Parcel PB-4 is to remain as it appears in the Plan, but that the controls of said parcel are to be modified in the Plan as set forth as follows:

<u>Parcel</u>	<u>Permitted Uses</u>	<u>Minimum Setback</u>	<u>Height Min/Max</u>
PB-4	Elementary School Intermediate School, Recreation Building and Playground	AA	AA
<u>Max. Net Density</u>	<u>Minimum Parking Ratio</u>	<u>Planning & Design Requirement</u>	
NA	Z	BD GG	

4. That the following Parcels be added to Section 602, Table A, of the South End Urban Renewal Area within the former boundary of PB-4; said modifications to be set forth as follows:

<u>Parcel</u>	<u>Permitted Use</u>	<u>Min. Setback</u>	<u>Height Min/Max</u>	<u>Max. Net Density</u>	<u>Min. Pkg. Ratio</u>	<u>Planning & Design Requirement</u>
57	Off-Street Parking	NA	NA	NA	NA	B
59	Off-Street Parking	NA	NA	NA	NA	B
P-22	Playground	NA	NA	NA	NA	N, GG
58	Residential	AA	24, AA	40	Z	A,B,C

5. That the permitted use for Parcel 15 shall be modified by adding to the Permitted Land Uses the word "Playground".
6. That pursuant to the aforementioned Resolutions the South End Urban Renewal Plan Maps numbers 2 and 3, Proposed Land Use and Reuse Parcels respectively, are altered to conform to said resolues.
7. That said map changes include alterations of the boundary and uses of PB-4; creation of Parcels 57, 59, P-22 and 58.
8. That pursuant to the aforementioned Resolutions the South End Urban Renewal Plan Map number 5, Proposed Rights of Way, is modified in the following manner:- Northampton Street is to remain a Public Way and Davenport Street between Columbus Avenue and Tremont Street is to be closed and to become part of Parcels 15 and 16 subsequent to acquisition of remaining abutting properties on said Davenport Street by the Public Facilities Department.
9. That this proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
10. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.
11. This Resolution shall be effective immediately upon the concurrence therein of the U. S. Department of Housing and Urban Development.



**URBAN RENEWAL PLAN
MAP CHANGES
PROPOSED SITE FOR
CARTER SCHOOL SOUTH
END URBAN RENEWAL ARE**

SCALE 1" = 200'

BOUNDARY LINE [REDACTED]
PROPOSED [REDACTED]
PARCELS WITHIN [REDACTED]
SITE AREA [REDACTED]

BOSTON REDEVELOPMENT AUTHORITY

